

# DEPARTMENT OF ADMINISTRATION & INFORMATION SUPERVISOR / MANAGER MEETING

JUNE 18, 2014

Dean Fausset, Director  
State of Wyoming, Department of Administration & Information  
Mel Muldrow, Administrator  
A&I Construction Management  
Suzanne Norton, Project Coordinator, Project Manager  
A&I Construction Management



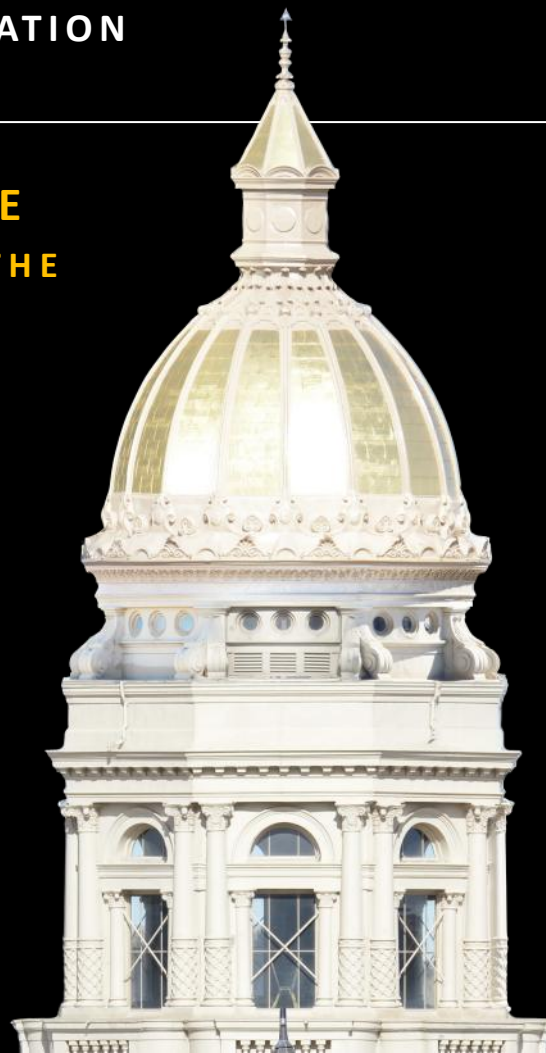
# WYOMING STATE CAPITOL RENOVATION & RESTORATION

## LEVEL RECONNAISSANCE & LEVEL II FEASIBILITY

2

### JOINT LEGISLATIVE & EXECUTIVE TASK FORCE ON THE REHABILITATION & RESTORATION OF THE WYOMING STATE CAPITOL

Senator Tony Ross – Cochairperson  
Representative Dan Zwonitzer – Cochairperson  
Senator Fred Emerich  
Senator Michael Von Flatern  
Representative James Byrd  
Representative Sue Wilson  
Kari Jo Gray – Governor's Chief of Staff  
Patricia O'Brien Arp – Deputy Secretary of State  
Vicci Colgan – Deputy State Auditor  
Sharon Garland – Deputy State Treasurer  
John Masters – Deputy Superintendent of Public  
Instruction  
Pete Illoway – Public Appointee  
E. Jayne Mockler – Public Appointee  
Melissa Robb – State Historic Preservation Office  
Suzanne Norton, AIA – A&I Construction Management



### ADVISORY TASK FORCE ON THE REHABILITATION & RESTORATION OF THE WYOMING STATE CAPITOL

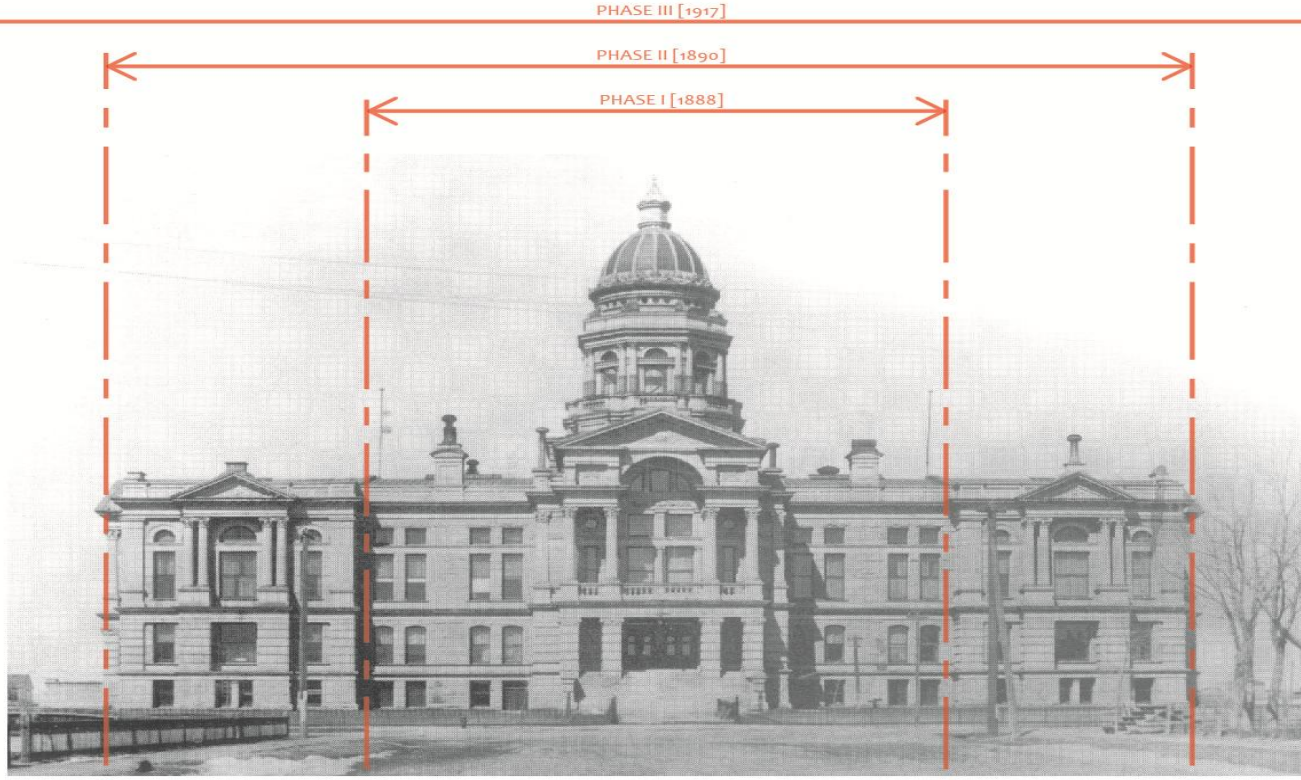
Senator Tony Ross – Cochairperson  
Representative Rosie Berger – Cochairperson  
Senator Fred Emerich  
Senator Michael Von Flatern  
Representative James Byrd  
Representative Dan Zwonitzer  
Kari Jo Gray – Governor's Chief of Staff  
Patricia O'Brien Arp – Deputy Secretary of State  
Vicci Colgan – Deputy State Auditor  
Sharon Garland – Deputy State Treasurer  
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E. Jayne Mockler – Public Appointee  
Melissa Robb – State Historic Preservation Office  
Suzanne Norton, AIA – A&I Construction Management



### THE STATE CAPITOL BUILDING REHABILITATION AND RESTORATION PROJECT OVERSIGHT GROUP

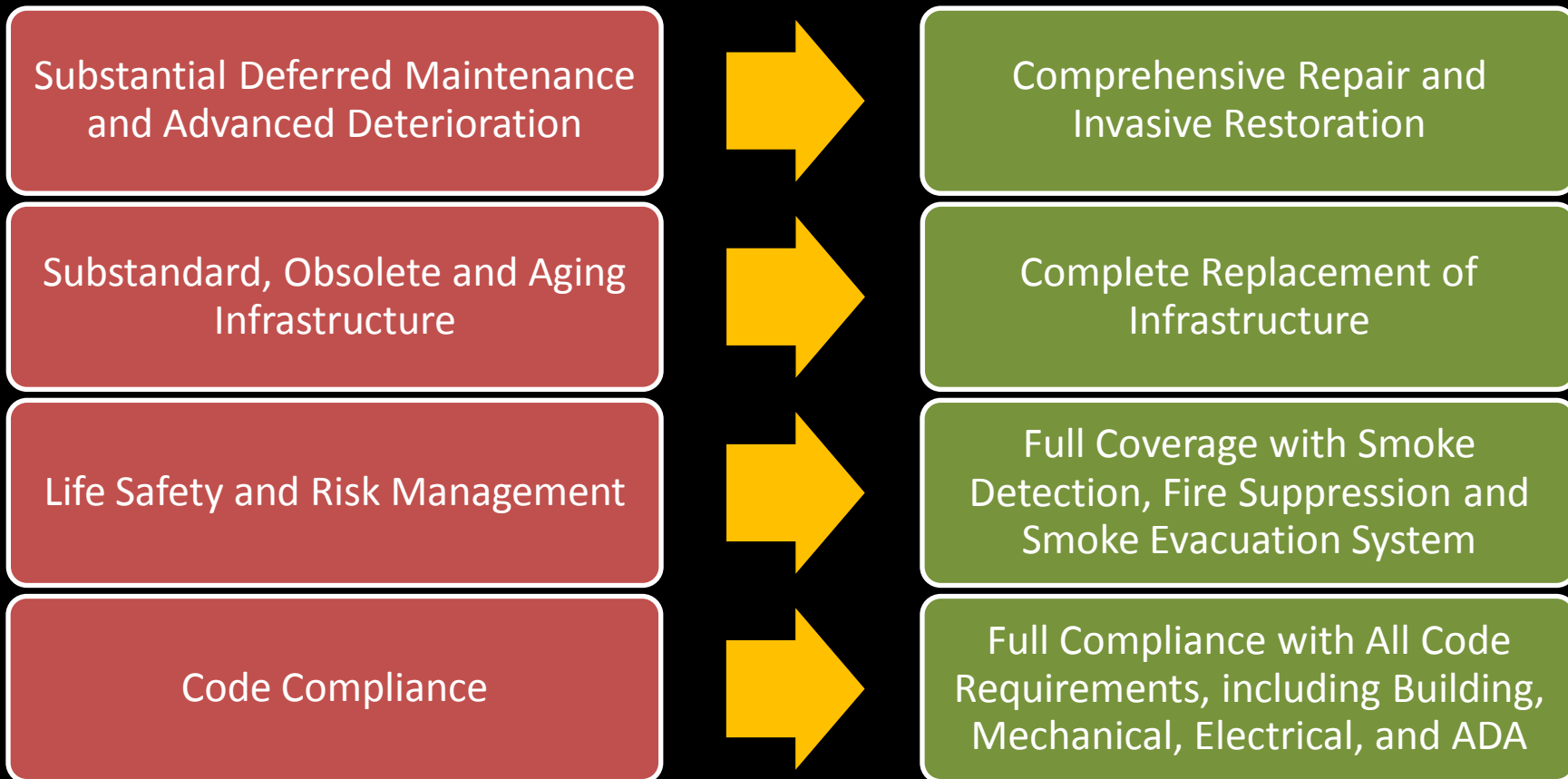
The Honorable Governor Matthew H. Mead  
Senator Tony Ross, President of the Wyoming Senate  
Representative Tom Lubnau, Speaker of the Wyoming House of Representatives  
Senator Phil Nicholas, Majority Floor Leader of the Wyoming Senate  
Representative Kermit Brown, Majority Floor Leader of the Wyoming House of Representatives  
Senator Chris Rothfuss, Minority Floor Leader of the Wyoming Senate  
Representative Mary Throne, Minority Floor Leader of the Wyoming House of Representatives  
Senator Eli Bebout, Vice President of the Wyoming Senate  
Representative Tim Stubson, Wyoming House of Representatives Majority Whip





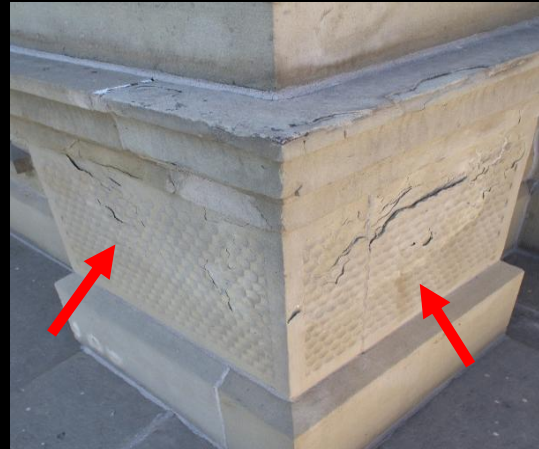
# Building Needs and Solutions

6



# Advanced Deterioration

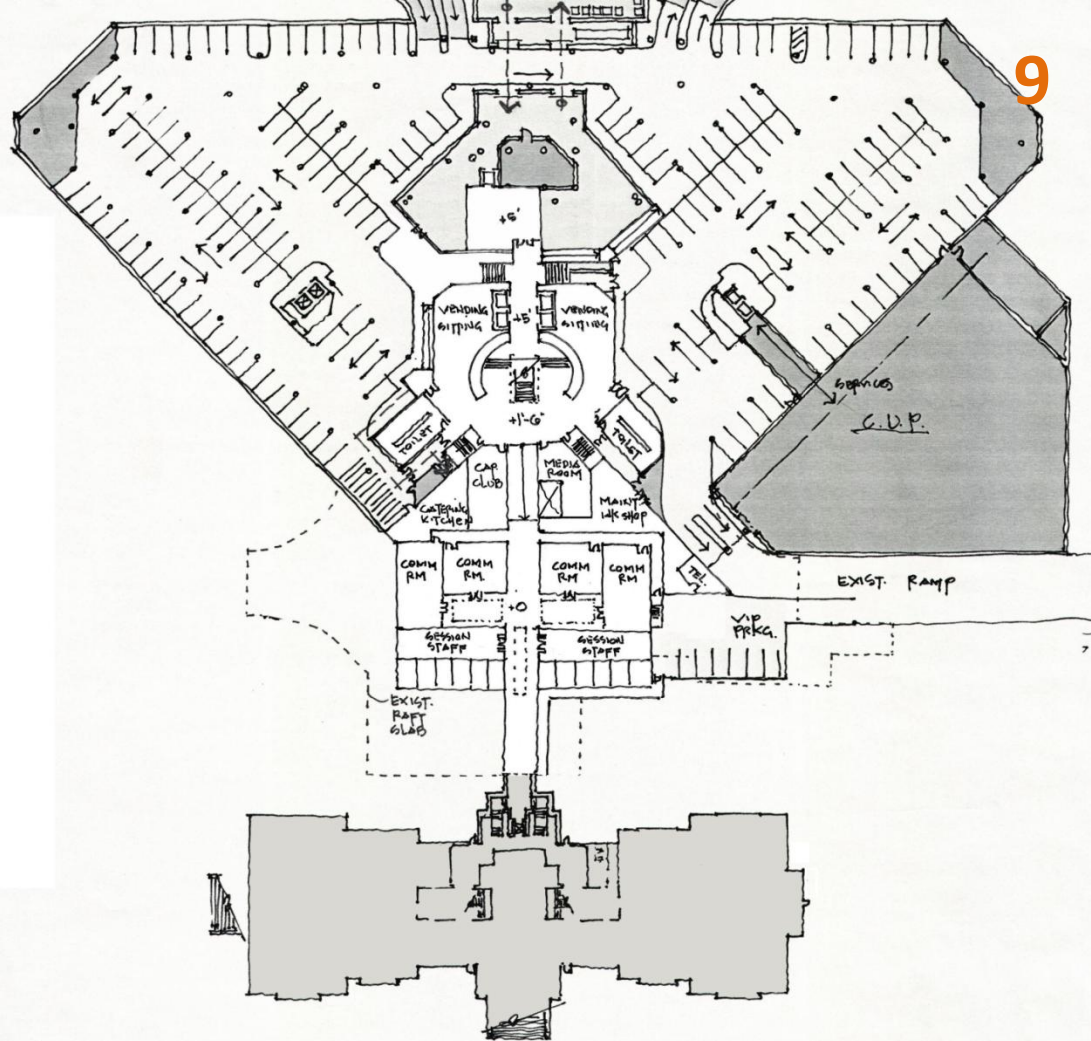
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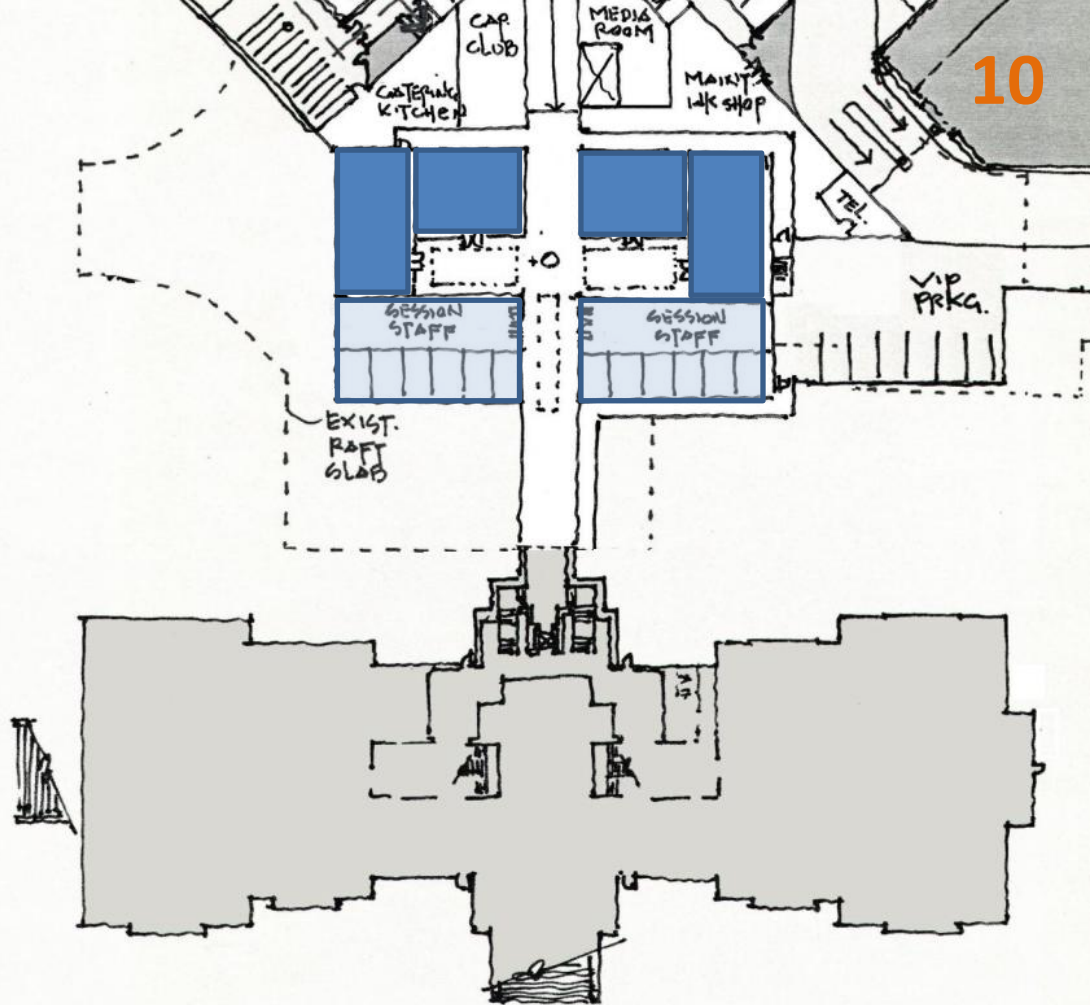
CAPITOL SQUARE  
LEVEL III DESIGN & CONSTRUCTION

GARDEN LEVEL



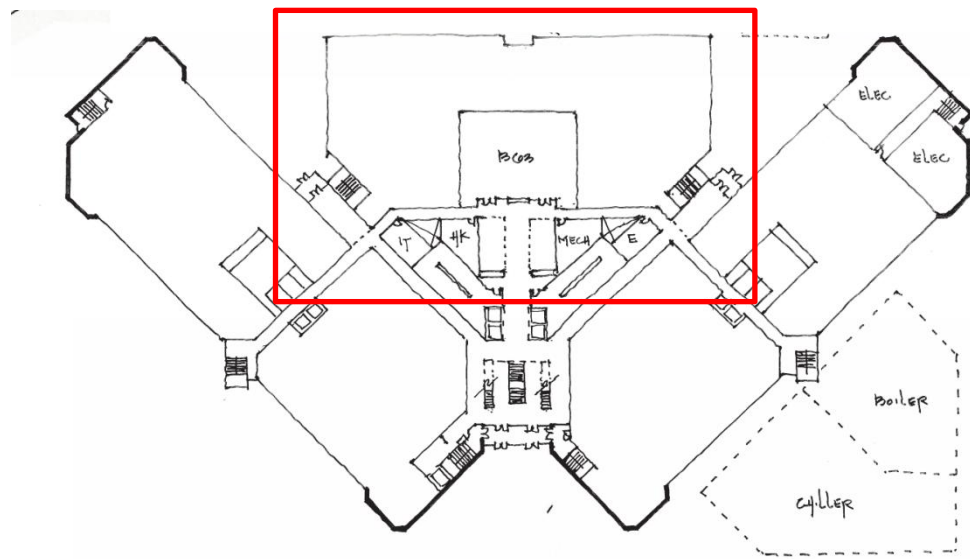
CAPITOL SQUARE  
LEVEL III DESIGN & CONSTRUCTION

GARDEN LEVEL

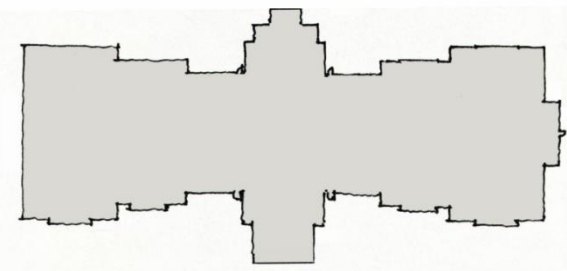


CAPITOL SQUARE  
LEVEL III DESIGN & CONSTRUCTION

1<sup>ST</sup> FLOOR



11



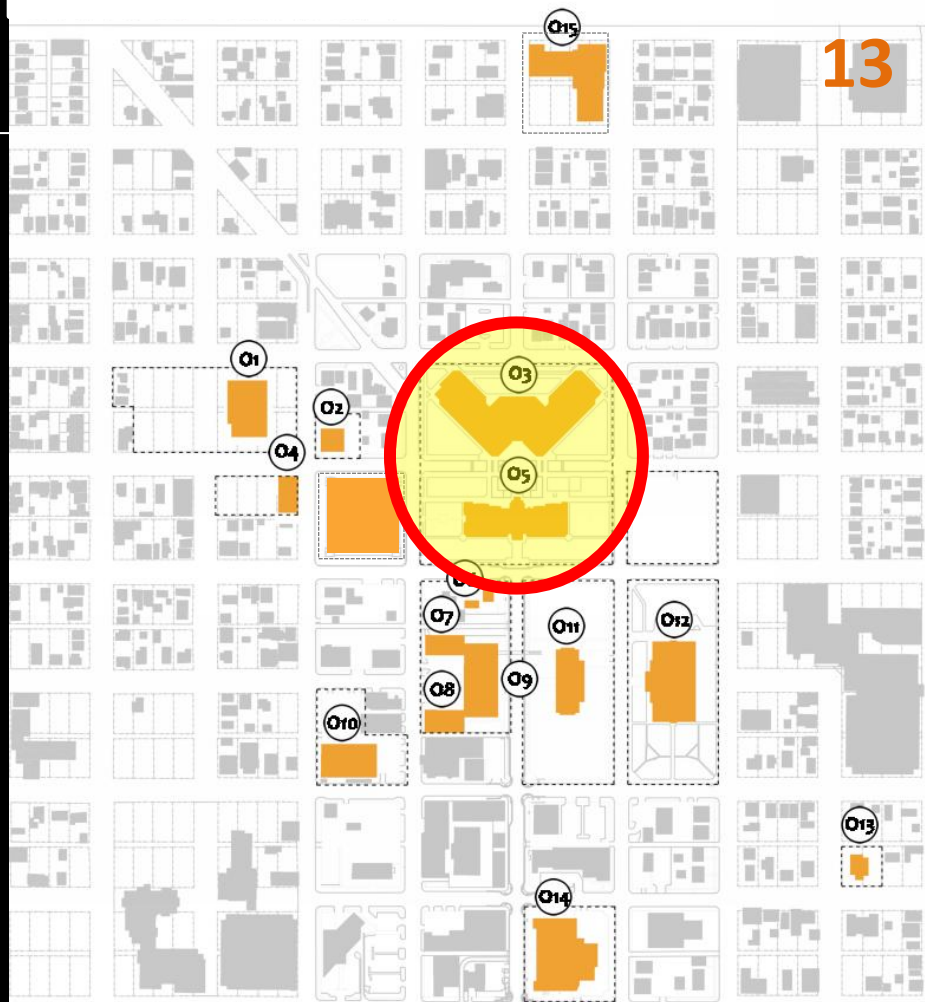
	Cost to Continue Leasing 75,520 gsf - 40 years	Cost to Add 75,520 gsf to Herschler Office Building	Difference between lease & building costs	Janitorial, Maintenance, Utility costs*	Total Cost of Building new space over 40 years	Gross difference between leasing and owning a building	Cumulative difference between leasing/owning
	(1)	(2)	(3)	(4)	(5)	(6)	(7)
					(2 + 4)	(1 - 5)	
Beg. Bal.							
YR 1	1,338,268	12,083,200	10,744,932	530,615	12,613,815	(11,275,547)	(11,275,547)
YR 2	1,405,181	-	(1,405,181)	541,227	541,227	863,954	(10,411,593)
YR 3	1,475,440	-	(1,475,440)	552,052	552,052	923,388	(9,488,205)
YR 4	1,549,212	-	(1,549,212)	563,093	563,093	986,119	(8,502,086)
YR 5	1,626,673	-	(1,626,673)	574,354	574,354	1,052,318	(7,449,767)
YR 6	1,667,339	-	(1,667,339)	585,842	585,842	1,081,498	(6,368,270)
YR 7	1,709,023	-	(1,709,023)	597,558	597,558	1,111,464	(5,256,805)
YR 8	1,751,748	-	(1,751,748)	609,510	609,510	1,142,239	(4,114,566)
YR 9	1,795,542	-	(1,795,542)	621,700	621,700	1,173,842	(2,940,724)
YR 10	1,840,431	-	(1,840,431)	634,134	634,134	1,206,297	(1,734,427)
YR 11	1,886,441	-	(1,886,441)	646,816	646,816	1,239,625	(494,802)
YR 12	1,933,602	-	(1,933,602)	659,753	659,753	1,273,850	779,048
YR 13	1,981,943	-	(1,981,943)	672,948	672,948	1,308,995	2,088,043
YR 14	2,031,491	-	(2,031,491)	686,407	686,407	1,345,084	3,433,127
YR 15	2,082,278	-	(2,082,278)	700,135	700,135	1,382,144	4,815,271
YR 16	2,134,335	-	(2,134,335)	714,138	714,138	1,420,198	6,235,468
YR 17	2,187,694	-	(2,187,694)	728,420	728,420	1,459,273	7,694,742

# CAPITOL SQUARE

## LEVEL III DESIGN & CONSTRUCTION

### Space Planning

- Cheyenne
- Capitol Square



OWNED / LEASED ANALYSIS - OFFICE SPACE

# DEVELOPMENT OF PROJECT COSTS

• Capitol Renovation	\$113,000,000	
• Herschler & Connector & Addition	\$86,000,000	
• Temporary Accommodation[s] / Space	\$2,000,000	
• Furniture, Fixtures & Equipment	\$8,500,000	20%
• <u>Project Costs</u>	<u>\$29,500,000</u>	
• SubTotal	\$239,000,000	
• <u>State's Project Contingency</u>	<u>\$20,000,000</u>	10%
• <b>Project Total</b>	<b>\$259,000,000</b>	

# STATE CAPITOL COST COMPARISONS



[wyomingcapitolsquare.com](http://wyomingcapitolsquare.com)

Thank You!

